



Rapid City Planning Commission

Planned Development Overlay Project Report

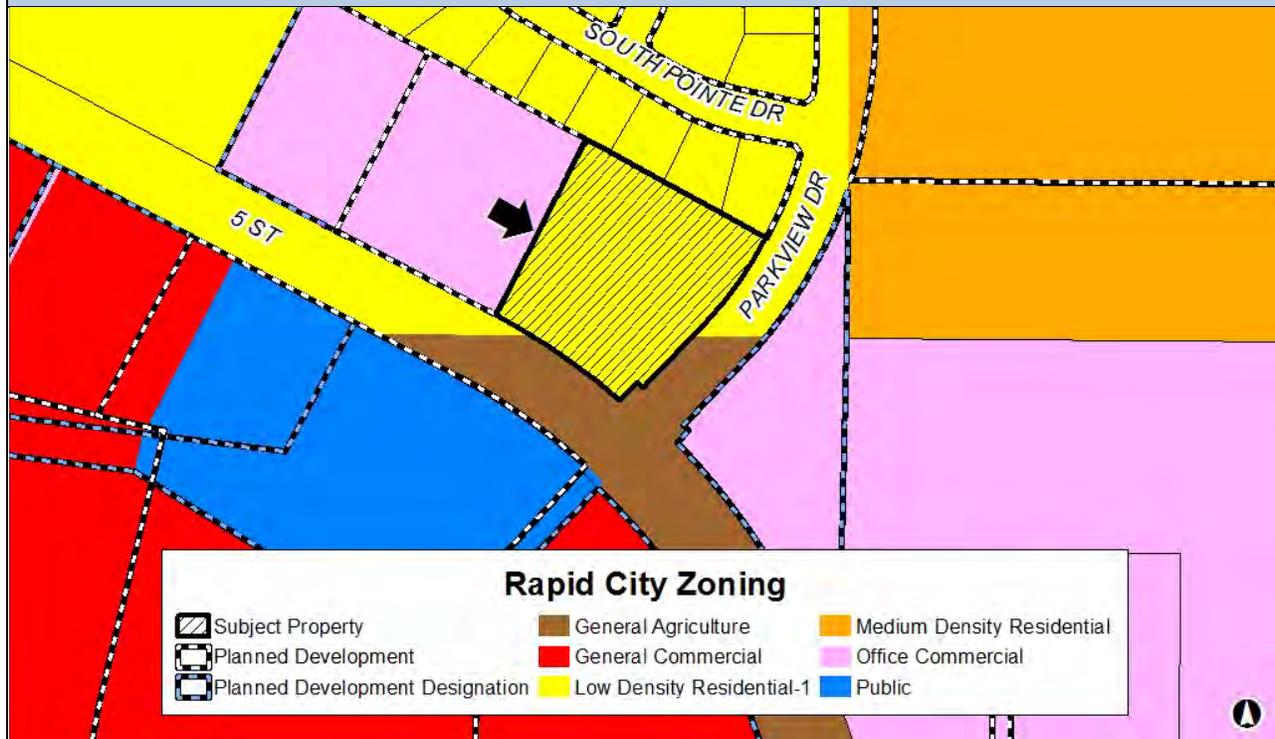
January 25, 2018

Item #7	
Applicant Request(s)	
Case #17PD057 – Initial and Final Planned Development Overlay to allow a commercial development	
Companion Case(s) #17RZ038 - Rezoning request from Low Density Residential District to General Commercial District	
Development Review Team Recommendation(s)	
The Development Review Team recommends that the Initial and Final Planned Development Overlay to allow a commercial development be approved with the stipulations noted at the end of the project report and in conjunction with the associated Rezoning request.	
Project Summary Brief	
The applicant has submitted an Initial and Final Planned Development Overlay to allow a commercial development. In particular, the applicant is proposing to construct an 8,400 square foot, two-story bank and coffee shop. The proposed bank and coffee shop will both have drive-thru windows. No Exceptions are being requested as a part of this application. The applicant has also submitted a Rezoning request (File #17RZ038) to change the land use designation from Low Density Residential District to General Commercial District. Currently, the property is void of structural development.	
Applicant Information	Development Review Team Contacts
Applicant: Stoneridge LLC	Planner: Fletcher Lacock
Property Owner: Stoneridge LLC	Engineer: Nicole Lecy
Architect: N/A	Fire District: Tim Behlings
Engineer: KTM Design Solutions, Inc	School District: N/A
Surveyor: N/A	Water/Sewer: Nicole Lecy
Other: N/A	DOT: Stacy Bartlett
Subject Property Information	
Address/Location	North of the intersection of 5 th Street and Parkview Drive
Neighborhood	South Robbinsdale Neighborhood Area
Subdivision	Fifth Street Office Plaza
Land Area	1.72 acres
Existing Buildings	Void of structural development
Topography	Rises in elevation from south to north approximately 16 feet
Access	Parkview Drive
Water Provider	Rapid City
Sewer Provider	Rapid City
Electric/Gas Provider	Black Hills Power/ MDU
Floodplain	N/A

Subject Property and Adjacent Property Designations

	Existing Zoning	Comprehensive Plan	Existing Land Use(s)
Subject Property	LDR	LDN	No structural development
Adjacent North	LDR-PD	LDN	Single-family dwellings
Adjacent South	P	MUC	Drainage
Adjacent East	OC-PDD	EC	No structural development
Adjacent West	OC-PD	EC	Mandalay Plaza

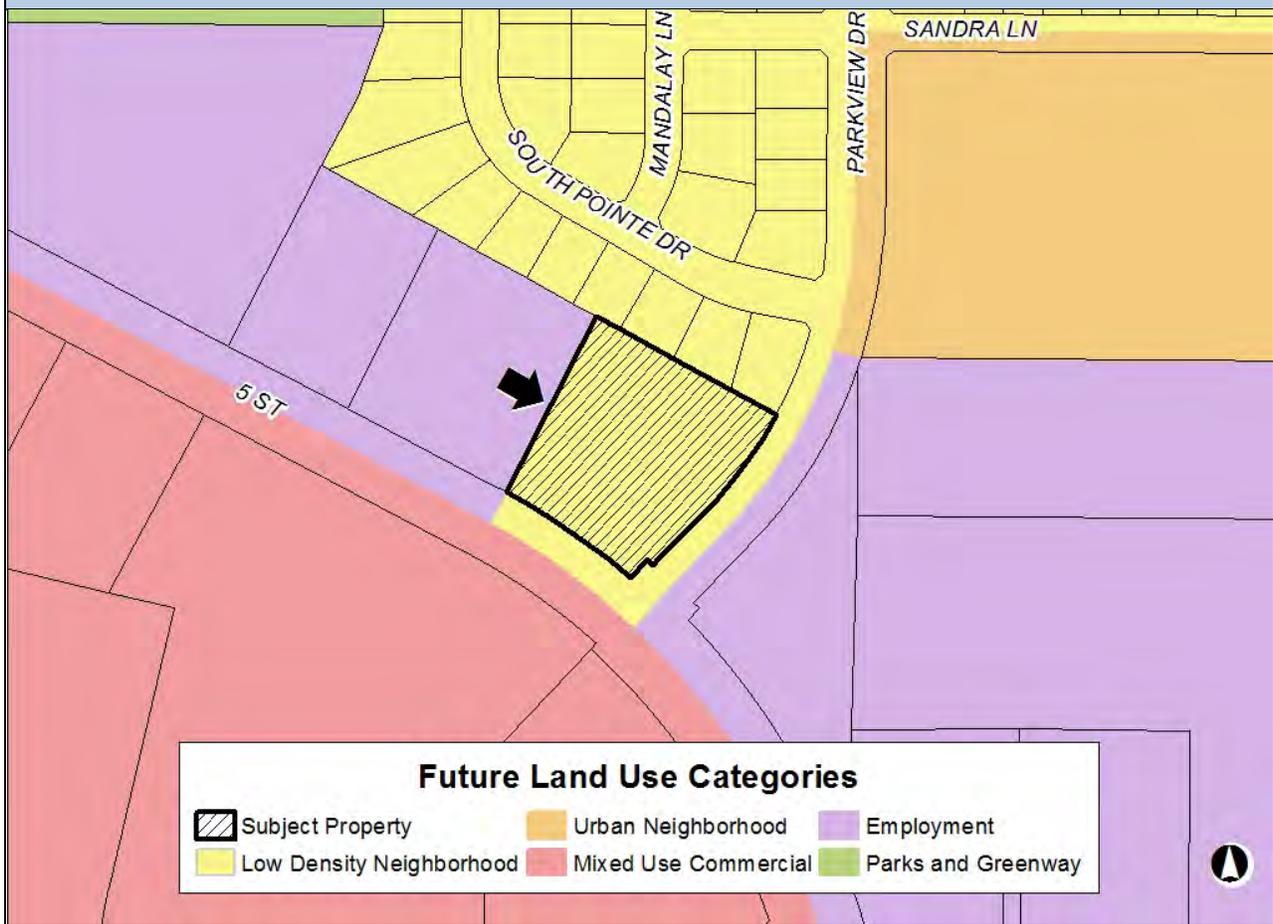
Zoning Map



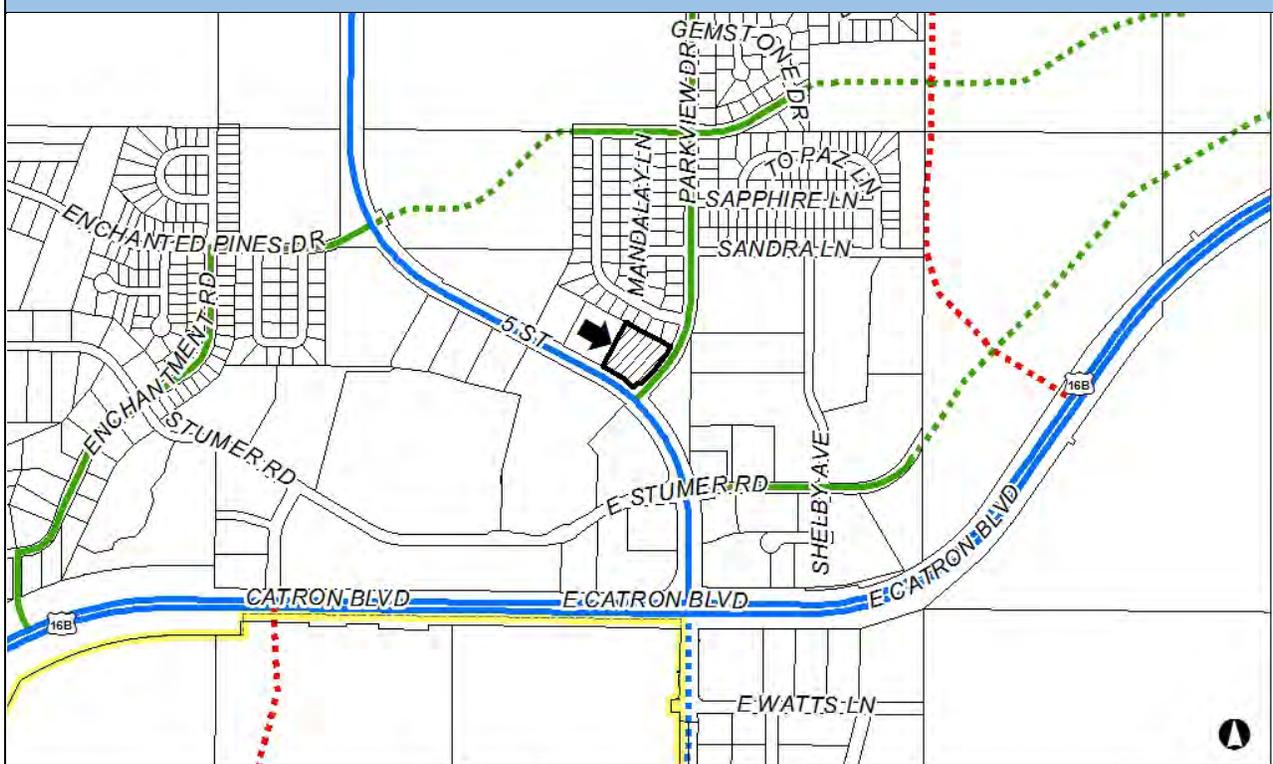
Existing Land Uses



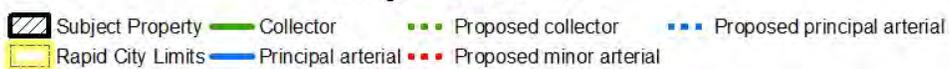
Comprehensive Plan Future Land Use



Parks or Transportation Plan



Major Street Plan



Relevant Case History			
Case/File#	Date	Request	Action
N/A			
Relevant Zoning District Regulations			
General Commercial District	Required	Proposed	
Lot Area	N/A	1.72 acres	
Lot Frontage / Lot Width	N/A	Approximately 225 feet	
Maximum Building Heights	4 stories or 45 feet	2 stories / 33 feet	
Maximum Density	75%	17%	
Minimum Building Setback:			
• Front	25 feet	47.94 feet	
• Rear	15 feet	68.38 feet	
• Side	0 feet	58.11 feet	
• Street Side	25 feet	102.54 feet	
Minimum Landscape Requirements:			
• # of landscape points	66,523	66,750	
• # of landscape islands	1	2	
Minimum Parking Requirements:			
• # of parking spaces	76 and 16 stacking spaces	76 and 16 stacking spaces	
• # of ADA spaces	4	4	
Signage	As per RCMC 17.50.080	Proposed ground sign and wall signage	
Fencing	Screening fence required along north lot line	Existing fence located on properties to the north	

Planning Commission Criteria and Findings for Approval or Denial	
Pursuant to Section 17.50.050(F)5 of the Rapid City Municipal Code the Planning Commission shall consider the following criteria for an Initial and Final Planned Development Overlay:	
Criteria	Findings
1. There are certain conditions pertaining to the particular piece of property in question because of its size, shape, or topography:	The subject property is approximately 1.72 acres in size and zoned Low Density Residential District. The property is located north of the intersection of 5 th Street and Parkview Drive. The applicant has also submitted a Rezoning request (File #17RZ038) to change the land use designation from Low Density Residential District to General Commercial District. Currently, the property is void of any structural development.
2. The application of these regulations to this particular piece of property would create a practical difficulty or undue hardship:	As noted above, the applicant is proposing to rezone the property from Low Density Residential District to General Commercial District. A bank and a coffee shop with drive-thru lanes are identified as permitted uses in the General Commercial District. The applicant has submitted this Initial and Final Planned Development Overlay to secure the use of the property. Any expansion of the use or change in use will require a Major Amendment to the Planned Development.

<p>3. Exceptions to the underlying zoning district, if granted, would not cause undue hardship to the public good or impair the purposes and intent of these regulations:</p>	<p>The applicant is not requesting any Exceptions.</p>
<p>4. A literal interpretation of this chapter would deprive the applicant of rights that others in the same district are allowed:</p>	<p>The applicant has also submitted a Rezoning request to change the land use designation from Low Density Residential District to General Commercial District. The Future Land Use Plan identifies the subject property as Low Density Neighborhood which reflects the existing zoning designation of Low Density Residential District. However, the adopted Comprehensive Plan identifies a Community Activity Center to the south of the subject property. Adjacent properties to the south, east, and west are zoned General Commercial District and Office Commercial District. The Comprehensive Plan supports land use flexibility with the goal of creating a mixed-use area and supporting the growth of a developing commercial corridor. The Initial and Final Planned Development Overlay will ensure that the property is developed with a bank and a coffee shop with drive-thru lanes as submitted by the applicant. The Initial and Final Planned Development Overlay will also serve as the tool to ensure that adequate buffering is provided between this use and the residential development to the north. Any expansion of the use or change in use will require a Major Amendment to the Planned Development.</p>
<p>5. Any adverse impacts will be reasonably mitigated:</p>	<p>Transportation Planning has indicated that the proposed development will generate more than 100 peak hour trips requiring a Traffic Impact Study. The applicant has submitted an Exception request to waive the requirement to provide a Traffic Impact Study which was approved on January 12, 2018.</p> <p>The applicant has submitted plans identifying that rooftop mechanical equipment will be located on the north side of the proposed building. The applicant has identified that metal panels measuring a minimum of four feet in height will be constructed around the mechanical equipment to provide screening and a sound barrier. Properties to the north of the subject property are zoned Low Density Residential District and developed with single-family dwellings. To ensure that adequate mitigation is provided for the residential properties, staff recommends that prior to issuance of a Building Permit, the applicant submit noise ratings for all proposed mechanical equipment for review and approval. If the noise rating exceeds 60 decibels, the applicant must demonstrate that the proposed screening of roof-top mechanical equipment is adequate or must relocate the mechanical equipment to the ground.</p> <p>The General Commercial District requires that a six foot high opaque screening fence be provided along all property lines that are adjacent to a residential district. The properties to the north have existing fences constructed along the property line. The applicant should be aware that a six-foot high opaque screening fence must be in place at</p>

	<p>all times. In addition, the landscaping provided along the north side of the lot must be maintained and replaced when necessary to continue to provide the intended screening and buffering.</p> <p>Public Works staff has also identified issues regarding sidewalks, retaining walls, water service, and access. As such, upon submittal of a Building Permit the plans must be revised to address redlined comments.</p>
6. The requested exception to the underlying zoning district standards is an alternative or innovative practice that reasonably achieves the objective of the existing standard sought to be modified:	As noted above, the applicant is not requesting any Exceptions.

Planning Commission Comprehensive Plan Policy Guidance for Approval or Denial
In considering an application for approval or denial the Planning Commission finds that the application either complies or does not comply with the following values, principles, goals, and policies within the Rapid City Comprehensive Plan:

Comprehensive Plan Conformance – Core Values Chapters

	A Balanced Pattern of Growth
BPG-1.1A	Compact Growth: The property is located in a developing commercial corridor located north of the intersection of 5 th Street and Catron Boulevard and on the periphery of a Community Activity Center. There are existing public and private utilities and infrastructure in the area and paved streets.
BPG-3.1B	Future Land Use Flexibility: The future land use designation of the subject property reflects the current zoning designation of Low Density Residential District. Adjacent properties to the south, east, and west have a future land use designation of Employment Center and are zoned a mix of Office Commercial District and General Commercial District. Rezoning the property as proposed to allow a bank and coffee shop within a Planned Development demonstrates the flexibility of the Future Land Use Plan.
	A Vibrant, Livable Community
LC-5.1A	Varied Activity Centers: The property is located on the northern periphery of the Wal-Mart Supercenter Area – Community Activity Center. The proposed Initial and Final Planned Development Overlay and associated Rezoning request support the adopted Comprehensive Plan goal of providing the opportunity to meet the differing needs of the area.
LC-5.1B	Diverse Mix of Uses: The proposed Initial and Final Planned Development Overlay and associated Rezoning request supports the adopted Comprehensive Plan goal of encouraging a mix of uses to add variety and economic resiliency in a developing commercial corridor.
	A Safe, Healthy, Inclusive, and Skilled Community
	N/A
	Efficient Transportation and Infrastructure Systems
T1-2.1A	Major Street Plan Integration: Parkview Drive and 5 th Street are identified as a Collector Street and a Principal Arterial Street, respectively, on the City's Major

	Street Plan. Access will be from Parkview Drive, the lower order street. The street classifications support a commercial use on the subject property.
TI-2.1E	Access Management Planning: As noted above, access is proposed from Parkview Drive. There is an existing non-access easement located along 5 th Street which extends north along a portion of Parkview Drive.
	Economic Stability and Growth
EC-3.1C	Other Employment Areas: The proposed Initial and Final Planned Development Overlay and associated Rezoning request supports the continuing development of a commercial corridor and Community Activity Center.
	Outstanding Recreational and Cultural Opportunities
	N/A
	Responsive, Accessible, and Effective Governance
GOV-2.1A	Public Input Opportunities: The proposed Initial and Final Planned Development Overlay requires that public notice be advertised in the newspaper and that mailings are sent to property owners within 250 feet of the proposed development. The requested Initial Planned Development Overlay is before the Planning Commission for review and approval. The public has an opportunity to provide input at this meeting.

Comprehensive Plan Conformance – Growth and Reinvestment Chapter

Future Land Use Plan Designation(s):	Low Density Neighborhood
Design Standards:	
N/A	The future land use designation of the property is Low Density Neighborhood which reflects the existing zoning of the property. The subject property is located in a Community Activity Center and at the intersection of a Principal Arterial Street and a Collector Street. Adjacent properties to the south, east, and west are commercial and are designated Employment Center on the future land use map. The adopted Comprehensive Plan supports flexibility in interpreting the future land use map and supporting development that is compatible with the area.

Comprehensive Plan Conformance – Neighborhood Area Policies Chapter

Neighborhood:	South Robbinsdale Neighborhood Area
Neighborhood Goal/Policy:	
SR-NA1.1C	Employment Activities: The proposed Initial and Final Planned Development Overlay and the associated Rezoning request supports the Comprehensive Plan goal of creating mixed-use areas of the City. The property is located on the north side of the Wal-Mart Supercenter Area – Community Activity Center at the intersection of a Principal Arterial Street and a Collector Street.

Findings

Staff has reviewed the Initial and Final Planned Development Overlay to allow a commercial development pursuant to Chapter 17.50.050(F)5 of the Rapid City Municipal Code and the goals, policies, and objectives of the adopted Comprehensive Plan. The applicant has also submitted a Rezoning request (File #17RZ038) to change the land use designation from Low Density Residential District to General Commercial District. The proposed coffee shop is identified as a permitted use in the General Commercial District but would not be permitted in the Office Commercial District. The subject property is located north of the Wal-Mart Supercenter Area – Community Activity Center and is located on the north corner of the intersection of an arterial street and a collector street. Adjacent properties to the south, east,

and west are zoned General Commercial District and Office Commercial District with a future land use designation of Employment Center. The applicant has submitted this Initial and Final Planned Development Overlay in conjunction with the Rezoning request to show how the proposed development meets the intent of the Comprehensive Plan goal to support mixed-use development that promotes the growth of a developing commercial corridor and Community Activity Center. The applicant should be aware that any expansion of the use or change in use will require a Major Amendment to the Planned Development. Staff recommends that the Initial and Final Planned Development Overlay be approved in conjunction with the associated Rezoning request.

Planning Commission Recommendation and Stipulations of Approval	
The Development Review Team recommends that the Initial and Final Planned Development Overlay be approved with the following stipulations:	
1.	Prior to issuance of a Building Permit, the associated Rezoning request (File #17RZ038) shall be approved;
2.	Prior to issuance of a Building Permit, noise ratings for all proposed mechanical equipment shall be submitted for review and approval. If the noise rating exceeds 60 decibels, the applicant shall demonstrate that the proposed screening of roof-top mechanical equipment is adequate or shall relocate the mechanical equipment to the ground;
3.	Upon submittal of a Building Permit, the plans shall be revised to address redlined comments;
4.	A minimum of 76 parking spaces shall be provided. In addition, four of the parking spaces shall be ADA accessible. One of the ADA spaces shall be "van accessible". In addition, a minimum of three stacking spaces shall be provided for each bank drive-thru and 7 stacking spaces shall be provided for the coffee shop drive-thru. All provisions of the Off-Street Parking Ordinance shall be continually met;
5.	A Minimum of 66,523 landscape points shall be provided. Any change to the landscape plan shall require the review and approval of an amendment to the Final Planned Development Overlay. All landscaping shall be maintained in a live vegetative state and replaced when necessary;
6.	A six-foot high opaque screening fence shall continually be provided along the north property line. In addition, the proposed landscaping screen shall be continually maintained and replaced when necessary;
7.	All signage shall comply with the requirements of the Rapid City Municipal Code. Electronic or Light Emitting Diode (LED) message centers are not permitted as a part of this request. The addition of LED message centers in the future shall require a Major Amendment to the Planned Development. A sign permit shall be obtained for each sign; and,
8.	The Initial and Final Planned Development Overlay shall allow for a commercial development to include a bank with drive-thru lanes and a coffee shop with a drive-thru lane. Any change in use shall require the review and approval of a Major Amendment to the Planned Development.



Rapid City Department of Community Development

Development Review Advisories

*Disclosure: The Development Review Team has created this list of Advisories as a courtesy for your specific application. **This is not a complete list.** All City, District, State, and Federal requirements must be continually met.*

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Companion Case(s) #	#17RZ038 – Rezoning request from Low Density Residential District to General Commercial District
ADVISORIES: Please read carefully!	
1.	A Building Permit shall be obtained prior to any structural construction or initiation of use and a Certificate of Occupancy shall be obtained prior to occupancy;
2.	All requirements of the Infrastructure Design Criteria Manual and the Rapid City Standard Specifications shall be met;
3.	All requirements of the currently adopted Building Code shall be met;
4.	ADA accessibility shall be provided throughout the structure and site as necessary;
5.	All provisions of the underlying zoning districts shall be met unless otherwise specifically authorized as a stipulation of this Final Planned Development or a subsequent Major Amendment to the Planned Development;
6.	All outdoor lighting shall continually be reflected within the property boundaries so as to not shine onto adjoining properties and rights-of-way and to not be a hazard to the passing motorist or constitute a nuisance of any kind; and,
7.	All applicable provisions of the adopted International Fire Code shall continually be met.